

082.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

655,800 / 655,800

USE VALUE:

655,800 / 655,800

ASSESSED:

655,800 / 655,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
64		SUNSET RD, ARLINGTON

Legal Description							User Acct
							50624
							GIS Ref
							GIS Ref
							Insp Date
							09/15/18

OWNERSHIP

Unit #:

Owner 1: MARCH ANDREW &	
Owner 2: ROSEN MICHELLE	
Owner 3:	

Street 1: 64 SUNSET RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: CRONENBERG JEFFREY M -	
Owner 2: -	

Street 1: 64 SUNSET RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	
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NARRATIVE DESCRIPTION	
This parcel contains .091 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1284 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
SINGLE FA	100	water		

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	
s		Street	

t		Gas:	
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LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
3971	Sq. Ft.	Site			0	70.	1.36	6									377,392						377,400	

Total AC/Ha: 0.09116

Total SF/SM: 3971

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 377,392 Spl Credit

Total: 377,400

PREVIOUS ASSESSMENT							Parcel ID	082.0-0001-0006.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	278,400	0	3,971.	377,400	655,800		Year end	12/23/2021
2021	101	FV	270,500	0	3,971.	377,400	647,900		Year End Roll	12/10/2020
2020	101	FV	270,600	0	3,971.	377,400	648,000	648,000	Year End Roll	12/18/2019
2019	101	FV	219,600	0	3,971.	372,000	591,600	591,600	Year End Roll	1/3/2019
2018	101	FV	226,100	0	3,971.	285,700	511,800	511,800	Year End Roll	12/20/2017
2017	101	FV	226,100	0	3,971.	269,600	495,700	495,700	Year End Roll	1/3/2017
2016	101	FV	226,100	0	3,971.	248,000	474,100	474,100	Year End	1/4/2016
2015	101	FV	213,900	0	3,971.	231,800	445,700	445,700	Year End Roll	12/11/2014

SALES INFORMATION											TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
CRONENBERG JEFF	1422-93		8/30/2012			470,000	No	No						
CRONENBERG JEFF	1413-51		3/21/2012	Convenience		100	No	No						
MARTIN MICHAEL	1300-26		5/6/2005			449,000	No	No						
MARTIN MICHAEL	1235-6		3/20/2001	Family		1	No	No						
MARTIN MICHAEL	1201-25		2/22/1999	Convenience		No	No	No	N					

Building Permits		Activity Information
Date	Number	Result
6/16/2015	742	MEAS&NOTICE
11/14/2012	1493	Permit Insp
		Info Fm Prmt
		5/1/2013
		Meas/Inspect
		11/22/2008
		MLS
		1/12/2000
		Mailer Sent
		1/12/2000
		Meas/Inspect
		8/4/1993
		KT
Sign:	VERIFICATION OF VISIT NOT DATA	/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6 - Colonial				Full Bath: 1	Rating: Average			PDAS.									
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1									
Color: TAN				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1931	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster				Functional:		%		Interior:	1	6	3	M					
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors:		%		Total:	18.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 130.00				Heating:									
Bsmnt Gar: 1				Size Adj.: 1.35000002				General:									
Electric: 3 - Typical				Const Adj.: 0.98000199				Totals	1	6	3						
Insulation: 2 - Typical				Adj \$ / SQ: 171.990													
Int vs Ext: S				Other Features: 84500													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 342070													
% Com Wal	% Sprinkled			Depreciation: 63625													
				Depreciated Total: 278445													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:		Juris. Factor:		Before Depr:	171.99										
SPEC FEATURES/YARD ITEMS				Special Features: 0		Val/Su Net:	129.25										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 082.0-0001-0006.0																	
More: N				Total Yard Items:				Total Special Features:				Total:					

IMAGE **AssessPro Patriot Properties, Inc**